

VENADO RANCH HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **VENADO RANCH HOMEOWNERS ASSOCIATION, INC.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: VENADO RANCH

Name of the Association: VENADO RANCH HOMEOWNERS ASSOCIATION, INC.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Bexar County, Texas, as follows;

- (a) Vol. 9641, Page 146-147

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Bexar County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Venado Ranch Subdivision. Doc 20100230494. Vol 14785, p1147. 12/27/2010.
- (b) Supplemental Declaration of Covenants, Conditions and Restrictions for Venado Ranch Subdivision. Doc 20100230495 Vol 14785, p1207. 12/27/2010.
- (c) Venado Creek Homeowners Association, Inc. Parking, Fine and Enforcement Policy. Doc 20170160806.
- (d) Assumed Name Certified for Venado Creek Homeowners Association, Inc. 5/5/2017. Doc 20170529473.

Name and Mailing Address of the Association

VENADO RANCH HOMEOWNERS ASSOCIATION, INC.
c/o Professional Community Management
300 East Sonterra Blvd Ste 250
San Antonio, Texas 78258

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Professional Community Management
300 East Sonterra Blvd Ste 250
San Antonio, Texas 78258
210-545-1888
AHInfo@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45

Origination Fee: \$500, first time sale only.

Resale Certificate: \$375

Resale Certificate Update: \$75

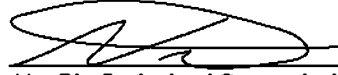
Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 1 day of January, 2022

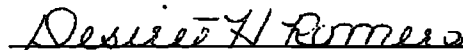
VENADO RANCH HOMEOWNERS ASSOCIATION, INC., acting by
and through its managing agent, Professional Community
Management



Alex Rix, Professional Community Management President

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 1st day of January, 2022 by Alex Rix, President with Professional Community Management, the managing agent for VENADO RANCH HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of such corporation.



Notary Name
Notary Public, State of Texas

When recorded return to:
Professional Community Management
300 East Sonterra Blvd Ste 250
San Antonio, Texas 78258



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20220102535

Recorded Date: April 25, 2022

Recorded Time: 8:07 AM

Total Pages: 3

Total Fees: \$30.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on:
4/25/2022 8:07 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk